

# COPELAND RESIDENTIAL

## SALES & LETTINGS



### Sandbach, Great Lumley, DH3

Asking Price

**£180,000**

NO CHAIN. Freehold  
3 Bed Semi Detached House  
Corner Plot  
Conservatory  
Detached Garage With Electric Door



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COPELAND RESIDENTIAL 5 Ashfield Terrace, Chester le Street, Durham DH3 3PD.

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CHAIN FREE. CORNER PLOT. 3 BED SEMI DETACHED. IN NEED OF COSMETIC UPDATING. GARDEN BAR. SUPERB REAR GARDENS. DETACHED GARAGE. Offered chain free, this freehold 3 bedroom semi detached house will be highly sought after with being located on Sandbach, Great Lumley. Sitting on a superb corner plot with gardens to 3 sides offering scope for extensions and further development (planning required). An entrance porch flows through to a spacious lounge which offers a feature fireplace and an open staircase and open plan to the dining room. A conservatory flows from the dining room which provides a lovely outlook over the rear gardens. The family kitchen provides a wide range of wall and base units and leads through to a useful utility room. Both rooms would make an ideal sized kitchen if combined. To the 1st floor 3 bedrooms are available along with a family bathroom. Wardrobes are installed within bedroom 1 & 2 which are both doubles in size. Ample parking is provided for. A detached garage boasts an electric door to the front and access door to the side leading to the gardens. A driveway is to the front and double gates also lead through to the rear. A wide selection of planting areas are available along with patio / sitting areas. A wooded 'pub' with bar and sitting area is nestled into a corner of the garden, additional storage is provided by a shed. Superb walks and cycling routes are close by. Chester le Street is within a short distance away offering a wide range of shopping and recreational facilities. The 'Riverside' Park provides excellent walks along with the international cricket ground and Bannatyne Health Club. Chester le Street golf course sits within the back drop of Lumley Castle . Chain free and freehold. We have keys be quick to arrange your viewing.

### Property Comprises.

Porch. Double glazed Upvc door to front, double glazed windows to both sides.

Lounge. 15'2 x 12'10 (4.62m x 3.90m) Double glazed window to front, radiator, feature fire place with gas fire, tv point open staircase. open to dining room

Dining Room. 10'5 x 6'8 (3.17m x 2.04m) radiator, coving and doors to conservatory.

Conservatory. 9'6 x 8'5 (2.91m x 2.56m) Double glazed windows to rear, door to rear garden, laminate flooring and ceiling fan.

Kitchen. 8'7 x 5'6 (2.62m x 1.68m) Double glazed window to rear, range of wall and base units, ceramic sink with drainer and breakfast bar.

Utility Room. 10'8 x 7'1 (3.24m x 2.15m) Double glazed window to rear and side, wooden 'stable style' door to front, plumbed for washing machine, space for fridge freezer, stainless steel sink and drainer, large storage cupboard and tiled floor.

1st Floor Landing. Double glazed window to side, smoke alarm and pull down ladder to attic.



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Bedroom 1. 13'5 x 9' (4.08m x 2.74m) Double glazed window to front, fitted wardrobes and radiator.

Bedroom 2. 11'2 x 9'5 (3.42m x 2.92m) Double glazed window to rear, laminate flooring, fitted wardrobes, storage cupboard with combination boiler and radiator.

Bedroom 3. 9'10 x 6'2 (3.01m x 1.87m) Double glazed window to front, laminate flooring and radiator

Bathroom. 6'4 x 6'1 (1.92m x 1.86m) Double glazed window to rear, shower enclosure, WC, vanity hand basin, fully tiled walls and heated towel rail.

Detached Garage. 18'8 x 7'5 (5.70m x 2.27m) Electric door to front, lights and power, windows to rear and side, door to rear gardens.

Externally a resin driveway is to the front along with a small garden.

Double gates flow through to a superb corner plot with a wide array of patio's, planting areas, trees and shrubs. A wooden summer house has been converted into a pub with bar area, a shed is provided for storage. The plot lends itself to further development which planning permission would need to be applied for.





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